

Bill and Teresa Hinrichs
Ranchita Canyon Vineyards
3439 Ranchita Canyon Road
San Miguel, CA 93451

We also received a letter from Pults AIA & Associates, LLP on behalf of Villa San Juliette Winery around mid-December 2013. As your winery employee may have told you, we have come by numerous times to discuss the topic without success. Regardless, our letter seems to be slightly different from the one you received, however, the overall gist remains similar.

Ours indicates they wish to keep two residences on the second floor of their Wine Tasting building while remodeling the First floor with the current residences being remodeled into six B&B units, three on each side of the tasting room. Next they wish to construct a huge building to contain existing outdoor fermentation facilities, add addition barrel storage capacity, office facilities, and a barrel washing facility. Additionally, it appears as though a new crush pad, loading docks, storage, and employee work areas are being added where existing agricultural equipment, repair facilities, storage, and employee break and work areas are now. Along with all that, they expect to increase their capacity from 25,000 cases to 80,000 cases.

Also, the winery expects to entertain 10 events annually of up to 500 people, 15 events annually of up to 250 people and 15 events annually of up to 150.

Your concerns include:

They propose to build and even larger commercial operation in a rural agricultural area. The Castoro facility on Van Dollen Road is the closest like-facility however there are no residences nearby their plant. What hours will this commercial operation be run, 12, 18, 24 hours a day? How much mechanical traffic is included; such as forklifts, hostling tractors, semi tractor trailer equipment, and the associated noise pollution, and what about operating area lighting?

The roads-No street lights, winding, no lines or dividers in the road. We are not a main thoroughfare like Highway 46. Expansion would mean more cars, trucks, buses, semi-trailers, etc. creating safety and congestion issues. In addition to your observations, their proposal eliminates the major equipment gate accessing their property from the easement road, does not address the additional stress on the dirt and sealant easement road and associated wear and tear on adjoining property. Also, not addressed is what will happen with existing agricultural equipment, facilities, employees, and access?

Law Enforcement-There are few Sheriffs in the County. The time it takes to get to us is usually "when we have someone available."

40 private events per year is almost one every weekend. This does not include regular festival events. This is a rural community. Noise travels far as do lights. In the past these events have not been controlled. They have gone on late into the night, been loud, and

disruptive. They are proposing adding only 10 employee parking spaces to the existing 55 customer parking spaces. At an optimistic 4 passengers per car, a 500 people event would require 125 parking spaces and 63 for a 250-person event and that does not include any event staff or employees in attendance.

Absentee owners do not have to live with the problems created by a large commercial operation.

Blight on the landscape.

Other concerns should include the barrel washing facility and associated equipment to include a potential chemical/hazardous material spill and containment plan. Concerns about the water usage and replacement plan: Does septic tank percolation from the Residence, Wine Tasting Kitchen, and B&B facility return 80% of the human consumption waste water back to the water table? Current rain water drainage was established for an agricultural environment, with so much new land under pavement and buildings a drainage system should be designed to move excess water to be deposited into the natural creek drainage area near Cross Canyons Road and not across pasture land.

Last but not least, the principals and management must do something about trespassing issues. Because of our proximity we have had on occasion film crews, photographers and others looking for a vantage point either on foot, automobile, or off road vehicles. Most have left when asked to do so. Others have returned when asked not to do so. Conversely, when lighting on the grounds of the winery were intrusive on our privacy and disruptive to an open country/rural atmosphere and we made them aware of our concerns, they were extinguished or redirected. Thank you.

This is a rural area, more than five miles from San Miguel, and eight miles or more from Paso Robles. Again, it is a rural area with a full sky of stars at night, no city light disruption and no city or commercial noise. Coyotes, deer, pigs, fox, owls, cattle, horses, and wild life own the night sounds. Vineyard growth in moderation is expected along with other agriculture. Zoning in the area and neighborly courtesy is not conducive to an industrial complex.

Mr. & Mrs. Robert R. Dalziel